

085.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

734,700 / 734,700

USE VALUE:

734,700 / 734,700

ASSESSED:

734,700 / 734,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIDLEY MICHAEL C-ETAL
Owner 2:	GRIDLEY BARBARA A
Owner 3:	

Street 1: 110 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,700 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1810 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4700		Sq. Ft.	Site		0	70.	1.19	6									392,701						392,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										53550
										GIS Ref
										GIS Ref
										Insp Date
										09/15/18

PREVIOUS ASSESSMENT										Parcel ID	085.0-0004-0008.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	341,900	0	4,700.	392,700	734,600	734,600	Year End Roll	12/18/2019			
2019	101	FV	281,600	0	4,700.	387,100	668,700	668,700	Year End Roll	1/3/2019			
2018	101	FV	267,300	0	4,700.	297,300	564,600	564,600	Year End Roll	12/20/2017			
2017	101	FV	267,300	0	4,700.	280,500	547,800	547,800	Year End Roll	1/3/2017			
2016	101	FV	267,300	0	4,700.	258,100	525,400	525,400	Year End	1/4/2016			
2015	101	FV	252,900	0	4,700.	241,200	494,100	494,100	Year End Roll	12/11/2014			
2014	101	FV	252,900	0	4,700.	222,200	475,100	475,100	Year End Roll	12/16/2013			
2013	101	FV	252,900	0	4,700.	222,200	475,100	475,100		12/13/2012			

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
	15295-527		11/1/1983			40,000	No	No	N						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/17/2017	280	Wood Dec	13,700	C					9/15/2018	Meas/Inspect	HS	Hanne S			
5/30/2001	593	Wood Dec	10,000	C				REMOVE EP-ADD DECK	2/18/2008	Meas/Inspect	189	PATRIOT			
4/30/1992	162		32,000	C				REM/BSMT-ADD DECK	4/7/2000	Inspected	263	PATRIOT			
									4/6/2000	Missed Appt.	264	PATRIOT			
									1/13/2000	Mailer Sent					
									1/13/2000	Measured	276	PATRIOT			
									3/15/1995		PM	Peter M			

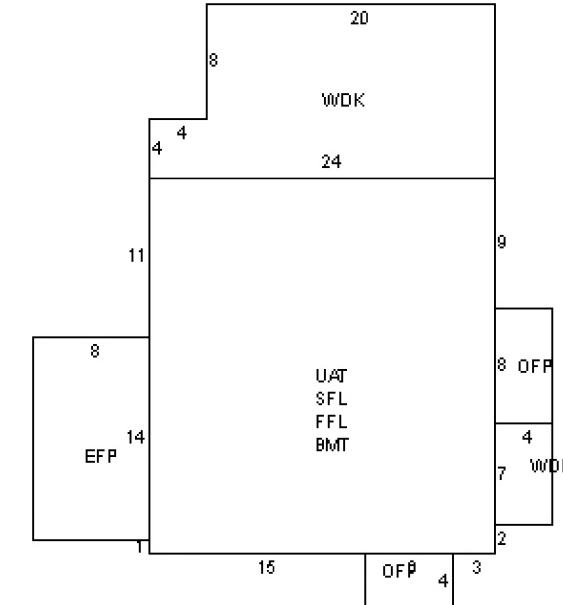
Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION		
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

ATH FEATURES	
Bath	2
Bath:	Rating:
Bath:	Rating:
QBth	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:
OTHER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	Rating:

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1926
Alt LUC:	Alt %:
Jurisdict:	G4
Const Mod:	
Lump Sum Adi:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

vs Cond: GP - G

vs Cond:	GD - Good	18.
unctional:		
conomic:		
Special:		
Override:		
	Total:	18.6

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	6	3	

ALC SUMMARY

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:	1.00		Before Depr:	194.98
Special Features:	0		Val/Su Net:	137.90
Final Total:	342000		Val/Su SzAd	274.04

MOBILE HOME	Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS					PARCEL ID 085.0-0004-0008.0											
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	624	84.280	52,594	BMT	100	RRM	90		
FFL	First Floor	624	177.250	110,607						
SFL	Second Floor	624	177.250	110,607						
WDK	Deck	284	9.620	2,731						
UAT	Upper Attic	156	70.900	11,061						
EFP	Enclos Porch	112	52.050	5,829						
OFP	Open Porch	56	44.440	2,489						
Net Sketched Area:			2,480	Total:	295,918					
Size Ad	1248	Gross Are	2948	FinArea	1810					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

